

## **PLANNING COMMISSION MINUTES DECEMBER 2, 1997**

Present: Vice-Chairman Lois Williams, Ken Cutler, Dean Thurgood, Dick Dresher, City Council Representative Sam Fowler, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Dean Jolley and Mark Green.

Lois Williams welcomed all those present. The minutes for November 18, 1997 were modified with a typing and spelling error. Dean Thurgood made a motion to approve the minutes as modified. Dick Dresher seconded the motion and voting was unanimous.

### **Site Plans**

1. Consider final site plan approval for North Point Condominiums at 360 N. 500 W., Brian Knowlton, developer.

Brian Knowlton, developer, was present. Blaine Gehring explained that Brian has received preliminary site plan approval on October 21, 1997 by the Planning Commission and has since revised the plan to meet the requirements for landscaping and adequate site access. Mr. Knowlton has worked with the property owner to the north to secure access to 400 North thus providing the necessary two accesses to the property and eliminating the need for two accesses off of 500 West. Access on the north and south sides will provide adequate ingress and egress for tenants and emergencies. This has allowed him to meet the 40% landscaping provision which he could not meet before. The plan provides for 108 total parking spaces with the garages being eliminated. The new landscaping percentage is right at 40%. A new landscaping plan has also been submitted showing the new landscaping.

Staff recommends the Planning Commission send a favorable recommendation to the City Council for final site plan approval with the following conditions:

1. Provide a blanket public utilities easement over all common ground for the installation and operation of all required utilities.
2. Show all required fencing or existing fences and/or buildings in lieu of new fencing.
3. Drive approach onto 500 West must be Bountiful standard approach.
4. Impact fees will be assessed for water and sewer based on current impact fee ordinances. No storm drain impact fee will be assessed because storm water detention is provided on site.

5. Provide draft of homeowners association organization and covenants with a final subdivision plat.
6. Easement and access to 400 North subject to review and approval of the City Attorney.
7. Dumpster enclosure to match the exterior materials of the condominiums.

There were some questions concerning the water drainage and play areas? All drainage on the property now meet the requirements and there will be some green space provided but no play areas.

Dean Thurgood made a motion to send a favorable recommendation to the City Council for final site plan approval for North Point Condominiums at 360 N. 500 W. subject to Staff's recommendations. Dick Drescher seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval for Orchard Pointe Townhouses at approximately 17 E. 2200 S., Win Jones, representing Orchard Pointe Townhouses.

Win Jones, representing the developer Orchard Pointe Townhouses, was present. Blaine Gehring explained that this project will consist of nine townhouse condominiums, 6 facing 2200 South and 3 to the rear of those units. Access to those 3 units will be from a driveway on the west part of the property. The units will be two stories, the first level having a two-car garage, a bath and 2 bedrooms. The second level having a master bedroom, the living room, the kitchen and a second bath. Each unit will also have a double driveway with parking for two vehicles in front of the garage.

Staff recommends the Planning Commission send a favorable recommendation to the City Council for preliminary and final site plan approval with the following conditions:

1. The drive access off 2200 South to the rear units be 20 feet as per Bountiful Fire Marshall and have a standard approach.
2. Specific topography for drainage of the rear yard area for units 7-9 be provided to show adequate drainage to the north and to the west drainage swale.
3. Upsize the water service to units 7-9 from 2 inch to size required by City Engineer.
4. Install manholes on the 8 inch sewer main at the following locations.
  - A. Connection to the existing 8 inch sewer main on the west side of the

driveway.

B. Junction with new 6 inch sewer main from units 7-9.

5. Impact fees will be assessed for water and sewer based on current impact fee ordinances.
6. Pay storm drain impact fee for .7279 acres X \$2,100 per acre=\$1,528.59.
7. Provide necessary utility easements as required by the City Engineer.

There was a discussion on where the garbage containers for each unit will be placed. It was decided that, for appearance reasons, it would be better to require a dumpster.

Dick Dresher made a motion to send a favorable recommendation to the City Council for preliminary and final site plan approval for Orchard Pointe Townhouses at 17 E. 2200 S. subject to the recommendations from Staff items 1-7 and the addition of the following:

8. Provide an enclosed dumpster at the northwest corner of the property to match the materials of the condominiums.

Sam Fowler seconded the motion and voting was unanimous.

Meeting adjourned at 7:35 P.M.